#### NARRATIVE INFORMATION SHEET

#### 1. Application Identification:

Norwalk Redevelopment Agency 125 East Avenue Norwalk, CT 06851

#### 2. Funding Requested:

a. Grant Type: Single Site Cleanupb. Federal Funds Requested: \$500,000

#### 3. Location:

a. City: Norwalkb. County: Fairfieldc. State: Connecticut

#### 4. Property Information:

SoNo Train Station 30 Monroe Street Norwalk, CT 06854

#### 5. Contacts:

a. Project Director

Name: Susan Sweitzer

Phone: (203) 854-7810 x. 46791 E-mail: ssweitzer@norwalkct.org

Mailing Address: Norwalk Redevelopment Agency, 125 East Avenue, Norwalk, CT 06851

b. Chief Executive/Highest Ranking Elected Official

Name: Mayor Harry Rilling

Phone: (20) 854-3200

Email: HRilling@norwalkct.org

Mailing Address: City of Norwalk, 125 East Avenue, Norwalk, CT 06851

Population: 89,005

#### **Other Factors Checklist:**

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally-recognized Indian tribe or United	N/A
States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	N/A

Secured firm leveraging commitment ties directly to the project and will	1, 3, 8
facilitate completion of the project/redevelopment; secured resource is	
identified in the narrative and substantiated in the attached documentation	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority	N/A
site(s) is contiguous or partially contiguous to the body of water, or would be	
contiguous or partially contiguous with a body of water but for a street, road, or	
other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	N/A
The redevelopment of the priority site(s) will facilitate renewable energy from	3
wind, solar, or geothermal energy; or any energy efficiency improvement	
projects	

Letter from the State or Tribal Environmental Authority: See attached

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Affirmative Action/Equal Opportunity Employer

January 23, 2019

Ms. Susan Sweitzer Senior Project Manager for Development Norwalk Redevelopment Agency 125 East Ave Norwalk, CT 06851

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY 19

Dear Ms. Sweitzer:

The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the Norwalk Redevelopment Agency intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2019. The Norwalk Redevelopment Agency plans to use the grant funding to clean up hazardous substances and petroleum at the railroad station at 30 Monroe Street in Norwalk.

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including among others the Voluntary Remediation Program pursuant to CGS § 22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, the Urban Sites Remedial Action Program pursuant to CGS §22a-133m, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at <a href="http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\_GID=1626">http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\_GID=1626</a>.

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at mark.lewis@ct.gov. Good luck with your application.

Sincerely,

Mark R. Lewis

**Brownfields Coordinator** 

Office of Constituent Affairs & Land Management

C: Ms. Dorrie Paar, EPA (via e- mail)

Mr. Andrew Seth, Sustainable Strategies DC (via e- mail)

#### I. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION

#### A. Target Area & Brownfields

i. Background & Description of Target Area – Norwalk (population 89,005) is a seaport community on the Long Island Sound that is easily accessible via Interstate 95 (I-95), Amtrak and Metro-North commuter rail. The distressed South Norwalk (SoNo) neighborhood along the city's working waterfront struggles with a manufacturing history that dates back to the colonial period. SoNo's seaside location was once considered a prime spot for industry, which thrived for generations. Hats, clothing and other products were manufactured in this working-class neighborhood until the 1970s. When the factories closed, years of disinvestment in SoNo hid a legacy of soil and groundwater contamination.

One of SoNo's major industries was hat manufacturing. Until the mid-20<sup>th</sup> century, hat making involved processes with chemicals including mercury. As Lewis Carroll's "Mad Hatter" in *Alice's Adventures in Wonderland* demonstrates, these practices caused serious health impacts. As the furs of animals were separated from their skins, a solution containing mercuric nitrate was used as a smoothing agent. The phrase "mad as a hatter" is associated with felt hat workers, and the symptoms of exposure include cognitive and memory loss, mental instability, speech problems, and ataxia. Connecticut outlawed the use of mercury in hat making in the 1940s. However, mercury remains in the soil where factories once stood.

The low-income SoNo neighborhood (Census Tract 441) is a key revitalization "Target Area," with a long history of brownfields. The blighted Washington Village (the state's oldest public housing) was named a Choice Neighborhood by the U.S. Department of Housing and Urban Development (HUD) in 2010. Norwalk secured a HUD Choice Neighborhoods Planning grant to create a Transformation Plan for the dilapidated housing complex. The project subsequently received a \$30 million HUD Choice Neighborhoods Implementation grant in 2014. Norwalk has since broken ground on a \$108 million, LEED-ND mixed-use development with 136 high-quality public housing units, 68 affordable workforce units and 68 market-rate units. Additionally, the City and State have invested \$9 million in road and sustainability improvements throughout the area. These public funds have leveraged an additional \$350 million of private investment into the neighborhood.

SoNo is an emerging neighborhood for young families. The cost of living is less expensive due to older housing stock as well as the area's industrial past. As such, it presents a risk to a growing population of residents vulnerable to hazardous substances and petroleum, including pregnant women and children. Redevelopment efforts in SoNo seek to reduce real health concerns.

The SoNo Train Station, serving 1.7 million transit riders annually, is located in the target area. SoNo Train Station serves passengers along the Metro-North line, one of the busiest passenger railroads in North America (more than 86 million riders in 2017). Norwalk seeks EPA Brownfields resources to cleanup and redevelop a portion of the contaminated SoNo Train Station property (30 Monroe Street) to support transit-oriented development. A commuter parking garage is the planned reuse of the site. Growth surrounding the SoNo Train Station will be incentivized with federal tax incentives, derived through the area's Opportunity Zone designation in 2018.

**ii. Description of Brownfield Site** – Norwalk seeks to clean up a portion of the SoNo Train Station, which is currently used as a parking lot. The site consists of an irregularly-shaped parcel totaling 3.03 acres of land. It is improved with a single-story 5,565-square foot train station building and covered platform. Norwalk acquired the property from the Penn Central Railroad in 1971. Historical uses of the property raise the potential for on-site contamination. Former railroad operations may have included the handling and potential disposal, dumping or releases of petroleum, solvents, coal, ash, and other potentially hazardous materials. Sanborn Fire Insurance Maps indicate that the site may have included hat manufacturing. Filling activities are suspected to have occurred on-site many decades ago. The location is listed by the Connecticut Department of Energy and Environmental Protection as a hazardous waste site for the handling, disposal, dumping, and/or releases of petroleum, solvents, coal, ash, and other hazardous

materials. Inorganic chemicals of concern associated with historic site operations include lead, arsenic, chromium, cadmium, mercury, and other metals. Organic chemicals of concern include petroleum hydrocarbons, volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs).

The topography of the site is generally level. The property sits at approximately 20 feet above mean sea level. The nearest surface body water is Norwalk Harbor, located 2,000 feet east. The site was historically developed with manufacturing facilities, including the South Norwalk Electric Works Facility. The target property is also surrounded by nearby brownfields:

- A parcel to the north had been used as a staging area for rail cars. Incinerator ash was remediated when the site was redeveloped into a Norwalk Police Department facility.
- To the east, the vacant textile manufacturer Corday Tie sits. Manufacturing operations likely included use and storage of petroleum, inks/dyes, solvents, and other textile-related chemicals.
- Land abutting the site to the southwest hosted a former hat manufacturer. Another adjoining southwest lot was previously a dry cleaner. Typical constituents related to these activities include various metals, chlorinated solvent compounds and petroleum hydrocarbons.

Residential properties surround the SoNo Train Station. As such, SoNo brownfields pose serious health, welfare and environmental risks. Phase I and II assessments have been conducted at 30 Monroe Street, indicating the presence of mercury, lead, arsenic, chromium, cadmium, petroleum hydrocarbons, and VOCs including chlorinated solvents such as tetrachloroethylene (PCE), trichloroethylene (TCE) and PAHs. Seven total remedial areas were identified on the property. More than 1,700 tons of impacted material we excavated and disposed of from three of those remedial areas in 2013. However, additional funding is needed to complete the cleanup at the four remaining areas.

#### **B.** Revitalization of Target Area

i. Redevelopment Strategy & Alignment with Revitalization Plans – The planned reuse of the site includes construction of a parking garage to serve one of the busiest passenger railroads in North America. Remedial efforts at the SoNo Train Station will help Norwalk meet the community's goals of growing mixed-use development and encouraging transit use.

Brownfields redevelopment in SoNo supports plans that seek to spur transit-oriented development. In 2016, the Norwalk Common Council adopted the *South Norwalk Transit-Oriented Development Redevelopment Plan*. The goal of this plan is to encourage private investment in underused land and buildings, and support the development of a compact, economically-diverse neighborhood within easy walking distance of the SoNo Train Station. The area designated for transit-oriented development is a patchwork of buildings and relatively small parcels. Current uses include surface parking lots, deteriorated buildings and industrial facilities. A major focus of the *South Norwalk Transit-Oriented Redevelopment Plan* is the preservation of existing affordable housing and the historic character of the area. Norwalk seeks to protect residents from displacement due to gentrification. Reclamation of brownfields in SoNo will help to expand housing choice and reduce the cost of living for low-income residents.

Cleanup also aligns with the *Washington Village/South Norwalk Choice Neighborhoods Transformation Plan*. The planning effort brought residents, social service providers, city agencies, and community organizations together, and linked affordable housing with quality education, public transportation, good jobs, and safe streets. Brownfield investment in the SoNo Train Station complements this renewal effort.

**ii. Outcomes & Benefits of Redevelopment Strategy** – EPA resources will support Norwalk's efforts to revitalize the distressed SoNo neighborhood, invigorate the local economy, provide long-term employment opportunities, and remove human health hazards. The area is prime for transit-oriented development. Brownfields investment that enables Norwalk to implement its *South Norwalk Transit-Oriented Redevelopment Plan* is expected to leverage 595 new housing units, 37,557 square feet of retail space and approximately \$24 million in City property taxes over a 30-year period. New housing and

economic development opportunities will primarily benefit the area's low-income residents. New jobs will provide employment in people's backyard. Brownfields reclamation supports the creation of "inviting and active open space" that will provide young families with places to recreate. Smart growth will reduce transportation costs and enhance livability. Norwalk also encourages SoNo developers to "take into account best practices for energy-efficient and sustainable building design."

#### C. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse – Norwalk has extensive experience leveraging federal dollars with additional public and private resources. The City has already secured other funding resources to support the SoNo revitalization strategy, including a \$30 million HUD Choice Neighborhoods Implementation grant to rebuild Washington Village, a \$2 million Federal Highway Administration grant to improve signalization in the corridor, \$640,000 in federal Transportation Alternatives pass-through funding from the Connecticut Department of Transportation (ConnDOT) for Complete Streets and streetscaping, and a \$2 million Connecticut Office of Brownfield Remediation and Development grant to clean up contamination and improve recreational opportunities in nearby Ryan Park.

The following additional resources will be leveraged by EPA Brownfields dollars for redevelopment:

Source	Purpose	Amount	Status
Norwalk Health Department	In-kind outreach on	In-kind time	Pledged
	public health		
Connecticut Office of Brownfield Remediation and	Funding to continue	\$1-2 million	Pending
Development, Brownfields Grant	remediation efforts		
ConnDOT, Transportation Alternative Grant	Funding to realign SoNo	\$2-4 million	Pending
	Train Station		
U.S. Department of Transportation (DOT), BUILD	Funding to realign SoNo	\$10 million	Pending
Grant	Train Station		

Opportunity Zone designation of Census Tract 441 provides an additional tool to attract private sector interest. The City is actively reaching out to landowners, developers, tax experts, wealth advisors, and fund managers to promote the tax benefits, as well as market Norwalk properties.

**ii.** Use of Existing Infrastructure – The municipal burden to maintain underused infrastructure in the urban core increases as new development moves to Norwalk's fringe. Revitalization of SoNo takes advantage of existing infrastructure. The area is fully served by roads, water and sewers, electricity, gas, parks, and other public utilities (including high speed internet). The target neighborhood is also home to the SoNo Train Station, which serves 1.7 million commuter rail riders annually. Brownfields cleanup supports proposed transit-oriented development in SoNo.

Norwalk has invested in SoNo's infrastructure. HUD Community Development Block Grant dollars have helped to make SoNo streets more resilient to flooding. The City received a \$2 million grant from the Connecticut Office of Brownfield Remediation and Development to enhance nearby Ryan Park. EPA Brownfields investment will also make Norwalk more competitive for other funds. In 2019, the City will seek resources to realign rail tracks at the SoNo Train Station, including DOT BUILD dollars.

#### II. COMMUNITY NEED & COMMUNITY ENGAGEMENT

#### A. Community Need

i. Community's Need for Funding – Norwalk is not able to complete cleanup of the site without EPA assistance. The Norwalk Redevelopment Agency has an annual budget of \$1.6 million, which primarily supports payroll and operating expenses. The downturn in the economy has restricted Norwalk's ability to take on capital projects. Norwalk has also been forced to spend its limited resources recovering from damages sustained in seven nationally declared disasters since 2006, including Hurricane Irene (2011) and Hurricane Sandy (2012). More than 90% of the housing units in the SoNo floodplain were adversely

impacted. In addition, public property and infrastructure losses in the area totaled more than \$2.3 million.

While Norwalk was able to clean up a portion of the site in 2013, it has been unable to complete remedial activities due to competing priorities for the City's limited funds. EPA funding will enable Norwalk to finish the project and move forward with the proposed transit-oriented redevelopment and reuse.

#### ii. Threats to Sensitive Populations

**1. Health or Welfare** – The SoNo Train Station brownfield poses serious health and welfare concerns. Assessments conducted at the site have revealed hazardous materials and petroleum contamination, including mercury, lead, arsenic, chromium, cadmium, other metals, petroleum hydrocarbons, and VOCs including chlorinated solvents such PCE, TCE and PAHs. EPA has designated some of these substances as priority pollutants. As such, they are highly carcinogenic, mutagenic and teratogenic.

The existence of harmful contaminants presents significant risks to SoNo's vulnerable populations, including pregnant women and children. Residents are exposed to contaminants of a daily basis via ingestion, inhalation and/or dermal contact with contaminated soils and/or groundwater. As discussed, exposure to mercury can impair neurological development, as well as damage the gastrointestinal tract, nervous system and kidneys. High prenatal exposure to PAH is associated with lower IQ, childhood asthma and other adverse birth outcomes. EPA has named TCE as "carcinogenic to humans and as a human non-cancer health hazard." Sensitive populations and those with certain diseases (*e.g.*, diabetes) or lifestyle factors (*e.g.*, alcohol consumption) are more at risk to TCE exposure. Lead interferes with a variety of body processes and is toxic to many organs and tissues. Low levels of lead in the blood of children can result in permanent damage to the brain and nervous system, leading to behavior and learning problems, lower IQs, slowed growth, and anemia. Pregnant women are also highly vulnerable to lead exposure, which can result in serious effects on the pregnancy and the developing fetus.

Petroleum contamination also poses health concerns. Long-term exposure to benzene can cause leukemia. Studies of pregnant animals exposed to benzene have shown harmful effects including low birth weights. Toluene is a respiratory irritant and has effects on the central nervous system. Studies have shown an increase in spontaneous abortion among women exposed to toluene. Overexposure to xylene can depress the central nervous system. Xylene inhaled by women can reach developing fetuses and contaminate breast milk. Prolonged or repeated exposure to ethylene dibromide can cause injury to the lungs, liver and kidneys. Chronic exposure to ethylene dibromide may be more serious for children because of their potential for a longer latency period. Special consideration regarding the exposure of pregnant women is also warranted, since ethylene dibromide has been shown to be a genotoxin.

Furthermore, brownfields have produced a negative psychological impact in SoNo. Contaminated sites have cut people off from downtown and disconnected neighborhoods. Blight has attracted crime. Recently, the Federal Bureau of Investigation was called into SoNo to help the City address rising gun violence. EPA funding will initiate the process to clean up these contaminants and reduce threats to the health and welfare of sensitive populations.

**2. Greater than Normal Incidence of Disease & Adverse Health Conditions** – Exposure to hazardous materials and petroleum is likely a contributor to poor health outcomes. The Connecticut Tumor Registry shows higher cancer rates in Fairfield County (520.6 per 100,000) than across the state (509.4 per 100,000). Anecdotally, health professionals cite high incidences of asthma, diabetes and other social problems in SoNo.

Residents are acutely aware of the dangers posed by contaminants such as lead and mercury (two common contaminants in the area due to former manufacturing and hat-making industries) in the soils and groundwater of SoNo. Norwalk ranks fifth in the state for active lead poisoning cases, according to the Connecticut Department of Public Health. Lead concerns intensified following national attention on the health crisis in Flint, Michigan. In 2016, the City Health Department identified 66 Norwalk children with

high lead exposure. A health monitoring program will be developed with the Norwalk Health Department to evaluate these high incidence rates (especially with sensitive populations) and correlate the data to brownfield locations. Cleanup along this contaminated corridor will help to mitigate these risks.

**3.** Economically Impoverished/Disproportionately Impacted Populations – SoNo has historically been a mix of industry and working-class neighborhoods. Much of the Norwalk's manufacturing base was once located in SoNo. SoNo currently hosts multiple gas stations, body shops, dry cleaners, metal finishing companies, marinas, and fuel yards.

Brownfields have unquestionably impacted the economy of SoNo. Contaminated sites depress area property values and reduce city tax bases. The unattractiveness of these properties has contributed to blight and crime. Brownfields have repelled businesses from SoNo and cost distressed neighborhoods job opportunities. As time has marched on, community disinvestment in SoNo has only intensified. According to the U.S. Census Bureau's 2012-2017 American Community Survey, poverty rates are more than two times higher in SoNo than across the city (18.9% compared to 9.2%), and household median income is approximately 20% less in Census Tract 441 (\$68,571) compared to Norwalk as a whole (\$81,546). As such, a greater percentage of SoNo residents rely upon Food Stamp and Supplemental Nutrition Assistance Program benefits (16.3% compared to 8.0%). More than 15% of SoNo households do not own a vehicle. Exactly 15.0% of the adults in SoNo have no high school diploma. SoNo is a majority-minority community, with 66.1% non-white residents.

Revitalization efforts in SoNo will create tremendous economic benefits. For years, businesses have bypassed SoNo for other areas of Southwestern Connecticut. Cleanup of the SoNo Train Station is critical to creating a vibrant, mixed-use community. Outcomes of successful transit-oriented development will include new jobs. Remediating contaminants in this low-income neighborhood will limit exposure to hazardous substances, particularly for children and pregnant women, thereby reducing cancer risks. Brownfields cleanup will also remove blight and increase community pride.

#### **B.** Community Engagement

i. Community Involvement – A Community Engagement Team will be formed to share information and gather community input. This team will organize and host a series of 3 meetings during the project timeframe. Local outreach activities will target SoNo residents, particularly sensitive populations. The purpose of this engagement is to share information, collect feedback and describe next steps. Input will also be gathered to shape reuse of remediated properties.

Organization/Contact	<b>Brief Description</b>	<b>Project Roles &amp; Commitments</b>
Mayor's SoNo Task Force	Comprised of SoNo	Steering Committee, conduct
(Bill Collins,	residents, business owners	outreach and support economic
9collins@optonline.net)	and other stakeholders	development activities
SoNo Alliance	Neighborhood association	Steering Committee, conduct
(Rebecca Prosper,		outreach and encourage residents/
rprosper@norwalkct.org)		businesses to participate in project
Greater Norwalk Chamber of	Business association	Steering Committee, conduct
Commerce		outreach and encourage businesses to
(Brian Griffin, bgriffin@		participate in the project, and support
norwalkchamberofcommerce.com)		economic development
Housing Authority of the City of	Assists lower-income	Help conduct community outreach,
Norwalk	individuals and families	and help engage residents of
(abovilsky@norwalkha.org)	find local housing	Washington Village in the project.
Norwalk Health Department	Local health department	Provide health technical assistance
(Deanna D'Amore,		and help conduct community

ddamore@norwalkct.org)		outreach
Norwalk Community College	Educational center	Conveniently located, Norwalk
(David Levinson,		Community College will provide
dlevinson@ncc.commnet.edu)		space for community meetings

i. Incorporating Community Input – Norwalk recognizes the role of community engagement in project success. Representatives from the Mayor's SoNo Task Force, SoNo Alliance and Greater Norwalk Chamber of Commerce will be invited to participate on the Steering Committee. Staff will meet regularly with these groups (initially and at least quarterly thereafter). Partners will also help engage residents and businesses. Personnel from the Norwalk Health Department will share information with residents on the safety of remediated brownfields. Engagement activities will occur at convenient times, be centrally located and provide child care to maximize participation.

Traditional mass media, including the community newspaper and area radio stations, will be used to disseminate information. Project updates will be provided at scheduled meetings, including Common Council sessions. Web sites and social media will describe brownfields efforts and promote engagement opportunities. Norwalk will also communicate through newsletter mailings and other communication tools. All written outreach materials will be made available in English and Spanish. The proposed outreach tools are appropriate for the community, as Norwalk has used these communications methods with previous success.

#### III. TASK DESCRIPTIONS, COST ESTIMATES & MEASURING PROGRESS

- **A. Proposed Cleanup Plan** Based upon the results of a previous Phase II assessment, the site is not suitable for reuse without cleanup. As described in the attached Analysis of Brownfields Cleanup Alternatives (ABCA), three remediation approaches were considered:
- <u>Alternative #1</u>: No action. This alternative is not effective in controlling or preventing the exposure of potential receptors to contamination at the site.
- Alternative #2: Capping is an effective way to prevent potential receptors that could come into direct contact with contaminated soils on the subject property, if the cap is maintained. Alternative #2 involves removal of pavement and excavation to a depth of 27 inches. The site would then be restored with 24 inches of clean backfill material and paved with a minimum of 3 inches of asphalt. This alternative requires filing an Environmental Land Usage Restriction (ELUR) with the Connecticut Department of Energy and Environmental Protection to restrict future site use to industrial/commercial purposes. The approximate cost of Alternative #2 ranges from \$157,000 to \$217,000.
- <u>Alternative #3</u>: Excavation with off-site disposal of impacted soil followed by backfilling excavations with clean materials is an effective way to eliminate risk for all potential receptors, while still allowing access to the subsurface for future development, as contamination will be removed and the exposure pathways will no longer exist. Alternative #3 also meets the remedial goals established for the site. The approximate cost of Alternative #3 ranges from \$181,000 to \$249,000.

The City cannot accept Alternative #1 as it does not address the identified risks. Alternative #2 will not achieve the remedial goals established for the site if chemicals are left on-site at concentrations that exceed residential criteria. Alternative #3 is the preferred and most cost-effective approach for removing risk.

Norwalk will enroll the property in Connecticut's Voluntary Cleanup Program. The City will contract with environmental professionals to comply with and submit all required state documentation. A professional engineer will develop and review necessary design and institutional control plans, as needed.

#### **B.** Description of Tasks & Activities

i. **Project Implementation** – EPA funding will enable Norwalk to build on past successes and cleanup the contaminated SoNo Train Station. The project will engage community residents, update a previous Phase II assessment (conducted in 2008), finalize the ABCA, and excavate and dispose of contaminated

soils. This work is critical to achieving transit-oriented development in Norwalk.

Residential/business leaders have pledged to participate on the project's Steering Committee. In addition, two project teams will be established to implement the project. A Community Engagement Team will carry out strategies to enhance citizen involvement. A Technical Team will support cleanup activities.

Norwalk will ensure timely implementation of key activities by:

- <u>Procuring Contractors</u>: Environmental contractors will be hired to support community engagement, finalize cleanup plans and remediate brownfields. These services will be solicited through a Request for Proposals (RFP) process.
- <u>Robust Monitoring and Reporting</u>: Norwalk will establish specific benchmarks, evaluate ongoing progress and keep EPA abreast of all project developments.
- <u>Strong State and EPA Coordination</u>: The City will enroll its site into Connecticut's Voluntary Cleanup Program. EPA Region 1 and the State will be invited to review cleanup plans.

Activity		Year 1		Year 2			Year 3					
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Qualified Contractor RFP	X											
Hire Qualified Contractor	X											
Community Meetings		X				X				X		
Finalize Cleanup Plan		X										
Remediation		X	X	X	X	X	X	X	X	X	X	X

#### ii. Task/Activities Lead -

- Task 1: Cooperative Agreement Oversight: A project manager will be responsible for ensuring compliance with grant requirements. She will serve at no burden to project funds, as the City will provide that time as cash match (\$50/hour for 100 hours). Tasks include: competitively procuring a Qualified Environmental Professional (QEP); completing programmatic reporting requirements (e.g., quarterly reports, EPA's Assessment, Cleanup and Redevelopment Exchange System (ACRES), annual MBE/WBE and financial reports); and budget tracking. The City will also perform general programmatic management and communication with regulatory agencies and other community officials, including but not limited to the Steering Committee. Travel expenses (\$2,000 for airfare, hotel and per diem) have been set aside to attend EPA's national brownfields conference in order to learn best practices. Contractual costs include the preparation of 12 quarterly report (\$125 each), plus 45 hours of general cooperative agreement oversight (\$100/hour). Cost \$13,000 (\$8,000 in federal funds, plus an additional \$5,000 in-kind from the City). Lead Project management responsibilities will be conducted by Susan Sweitzer, Norwalk Redevelopment Agency's Senior Project Manager (30+ years of experience, including EPA Brownfields grants).
- Task 2: Community Outreach & Engagement: A key project component is continued community engagement, commencing in the second quarter of the project. In 2014, Norwalk received EPA funding to assess the SoNo neighborhood. The City established a Steering Committee and project teams (including area residents, business leaders and non-profit officials) to lead that project. Norwalk will continue to interact with the Steering Committee and Community Engagement Team on the cleanup. A total of 3 public meetings will be conducted throughout the project period to share information, collect feedback and describe next steps. The City will establish and maintain an administrative record for the site at the City's library. The QEP will assist in preparing a community involvement plan (\$2,000) and presenting information and gathering input at 3 public events (\$3,000/meeting). The project team will also partner with City Health Department to assess the impact of brownfields on public health. Norwalk will use the Agency for Toxic Substances and Disease Registry (ATSDR) Brownfields/Land Revitalization Action Model to foster dialogue among the diverse members of the

- community. City staff (\$25/hour for 200 hours) will manage the engagement process. *Budget* \$16,000 (\$11,000 in federal funds, plus an additional \$5,000 in-kind from the City). *Lead* Susan will lead all engagement activities, with support provided by the Norwalk Redevelopment Agency's Neighborhood Improvement Coordinator David Shockley and the QEP.
- <u>Task 3: Brownfield Cleanup</u>: Cleanup activities will be conducted at the SoNo Train Station. Costs include hazardous waste remediation and excavation with off-site disposal. This approach has an estimated cost of approximately \$584,000. Major expenses costs include transportation and disposal of regulated soils. These activities will be conducted by qualified environmental professionals. City staff (\$25/hour for 200 hours) will manage the cleanup process. *Budget* \$589,000 (\$299,500 in Hazardous Substances funds and \$199,500 in Petroleum funds, plus an additional \$5,000 in-kind and \$85,000 cash from the City). *Lead* Remediation will be carried out by the environmental consultant. The consultant will ensure that cleanup meets applicable statewide standards and complies with EPA requirements.
- Task 3: Site-Specific Cleanup Activities: Cleanup activities to be conducted at the site include the excavation and off-site disposal of impacted soils. These activities will be conducted by environmental cleanup contractor competitively procured by the City. This approach has an estimated cost of approximately \$541,000. Site-specific cleanup activities are anticipated to be conducted over the months 6-24 of the grant period. Major tasks include generation of cleanup planning documents including a Health & Safety Plan (HASP) (\$75,000), review and approval by EPA of the Quality Assurance Project Plan (QAPP), preparation of an ABCA, remediation activities (\$150,000), soil transportation and disposal costs (\$150,000 for 1,500 tons of soil at \$100/ton), backfill (\$25,000 for 1,000 tons at \$25/cubic yard), dust and erosion controls/air monitoring (\$50,000), and temporary site fencing (\$11,000). The City's cost share will support additional remediation contractor and/or QEP expenses, including but not limited to final as-built survey and post-remediation groundwater monitoring. Budget \$546,000 (\$461,000 in federal funds, plus an additional \$85,000 in-kind from the City). Lead Susan will lead all site-specific cleanup activities with the QEP.
- <u>Task 4: Oversee Site Cleanup</u>: The QEP will enter the site into the Connecticut Voluntary Cleanup Program and prepare the required state reports. During the course of remedial activities, the QEP will perform oversight activities to ensure all remedial actions are completed in accordance with the EPA approved ABCA/Remedial Action Plan (RAP) and meet applicable statewide standards. These activities are anticipated to occur during the last year of the project. The QEP will support remedial oversight and development of the Cleanup Completion and Closure Report (\$25,000). *Budget* \$25,000 (\$25,000 in federal funds). *Lead* The QEP will lead all oversight activities.
- **iii.** Cost Share The Norwalk Redevelopment Agency will provide \$85,000 in cash match to support cleanup activities (through an environmental contractor) and \$15,000 in in-kind staff time to administer project management, community engagement and brownfields cleanup efforts.

#### C. Cost Estimates & Outputs

**i.** Cost Estimates – Norwalk seeks \$500,000 of Hazardous Substances funding. The budget was developed with input from environmental contractors and based upon past brownfields experience.

	Project Tasks							
Budget Categories	Cooperative Agreement	Community Outreach &	Site-Specific Cleanup	Oversee Site	TOTAL			
	Oversight	Engagement	Activities	Cleanup				
Personnel	\$5,000	\$5,000	\$5,000	\$0	\$15,000			
Fringe Benefits	\$0	\$0	\$0	\$0	\$0			
Travel	\$2,000	\$0	\$0	\$0	\$2,000			
Equipment	\$0	\$0	\$0	\$0	\$0			
Supplies	\$0	\$0	\$0	\$0	\$0			

Contractual	\$6,000	\$11,000	\$541,000	\$25,000	\$583,000
Other	\$0	\$0	\$0		\$0
Total Direct Costs	\$13,000	\$16,000	\$546,000	\$25,000	\$600,000
Indirect Costs	\$0	\$0	\$0	\$0	\$0
Total Federal Funding	\$8,000	\$11,000	\$461,000	\$25,000	\$500,000
Cost Share	\$5,000	\$5,000	\$85,000	\$	\$100,000
Total Budget	\$13,000	\$16,000	\$546,000	\$25,000	\$600,000

ii. Outputs -

Task	Outputs
Cooperative	Formation of Steering Committee, procure QEP, 12 quarterly reports, ACRES
Agreement Oversight	data entry, annual MBE/WBE and financial reports, attendance to the National
	Brownfields Conference
Community Outreach	3 public meetings to share information, collect feedback and describe next steps,
$\mathcal{C}$	Community Involvement Plan, outreach and presentation materials, public notification
	advertisement and other media updates, establish administrative record
	Final ABCA/RAP, HASP, QAPP, bids and specifications, and a remediated SoNo Train
Activities	Station site ready for reuse redevelopment
Oversee Site Cleanup	Cleanup Completion and Closure Report, letter of cleanup completion from Connecticut
	Office of Brownfield Remediation and Development

**D.** Measuring Environmental Results – Norwalk will systematically track and measure progress. Quarterly reports and internal project management software will be used to help ensure that cleanup activities are moving along and that project outputs and outcomes are being achieved. The project manager will be responsible for this performance measurement. Data will be regularly entered into ACRES.

An established work plan, to be approved by EPA, will guide project results. The project manager will evaluate progress based upon milestones identified in the work plan. This will provide safeguards that grant funds are expended in a timely and efficient manner. This process has been followed in the past and has been both successful and effective. If the project is not on schedule, the reasons will be documented in the quarterly report and a corrective action plan will be implemented to get on track again.

#### IV. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

#### A. Programmatic Capability

i. Organizational Structure – Norwalk has a long track record of successfully managing community projects. Key to this effort is the development of a detailed work plan with clear milestones and responsibilities. This will be developed at an initial meeting, including participation from the Redevelopment Agency's Executive Director and other key staff. Mark Lewis, Connecticut's Brownfields Coordinator, and other key state officials will be invited to participate. The meeting will identify goals and strategies, and responsibilities within the work plan will be delineated. Performance measures will be established in order to track progress. To ensure that the project is on schedule, status updates will be incorporated into the City's existing reporting structure.

The City has the staff expertise necessary to manage the project. EPA project management duties will be assigned to Susan Sweitzer, the Norwalk Redevelopment Agency's Senior Project Manager for Development. Her areas of expertise include downtown revitalization and redevelopment. Susan has been with the Redevelopment Agency since 1985 and has managed both EPA Assessment projects. She will serve as a liaison between EPA Region 1 and Norwalk, and will be responsible for ensuring compliance with the administrative and reporting requirements of the cooperative agreement. Susan will lead all of the community engagement activities associated with the grant and will be responsible for hiring and

managing paid QEP and environmental contractors.

Susan will be supported by a qualified team of interdepartmental staff, including:

- Tim Sheehan has served as the Norwalk Redevelopment Agency's Executive Director since 2002. He manages all redevelopment activities, and has experience working with EPA Brownfields funding.
- David Shockley has been the Norwalk Redevelopment Agency's Neighborhood Improvement Coordinator since 2007. He will support community outreach activities for the project.
- John Slovak has served as the Norwalk Redevelopment Agency's Comptroller since 2005. John's responsibilities include financial accounting and budgeting.
- Mario Coppola is Norwalk's Corporation Counsel. Mario will address any liability concerns.

A Steering Committee will also be formed, including representatives from the Mayor's SoNo Task Force, SoNo Alliance and Greater Norwalk Chamber of Commerce. It will meet regularly (initially and at least quarterly thereafter) to direct the project and assure that it will be completed with the 3-year timeframe.

**ii.** Acquiring Additional Resources – Norwalk will hire a QEP and qualified contractors to complete cleanup plans and conduct remedial actions at the 4 remaining remedials sites at the SoNo Train Station. These services will be solicited using standard procurement practices and in accordance with all federal and state requirements. The City's established procedures include seeking statements of qualifications and price. Professionals with previous EPA Brownfields experience will be encouraged to compete.

The Connecticut Office of Brownfield Remediation and Development will provide technical assistance, share best practices and review cleanup plans. The City will enroll the site into Connecticut's Voluntary Remediation Program. The Norwalk Health Department will identify sensitive populations in community and ensure that cleanup reduces risks to human health. In addition, Norwalk will coordinate with the New Jersey Institute of Technology (EPA Region 1's Technical Assistance to Brownfields provider).

#### **B.** Past Performance & Accomplishments

- i. Currently Has or Previously Received EPA Brownfields Grants
- 1. Accomplishments Norwalk's 2006 EPA Assessment funding was critical in establishing the City's brownfields program. The grant supported the development of an inventory that identified 261 brownfield sites. Assessments were conducted at 8 sites, primarily City-held properties. This funding was able to leverage an additional \$300,000 from the state to remediate a surface parking lot on the east side of the SoNo Train Station. Remediation efforts were completed in 2013. The City is considering conveying these sites to a private developer to support parking at the SoNo Train Station.

The 2014 Assessment grant (which was extended and will close on March 31, 2019) helped Norwalk build on its brownfields success. Project outputs to date include: public outreach materials, 2 public meetings, 7 Phase I assessments, 5 QAPPs, 2 Phase II assessments, 1 Phase III assessment, and 1 cleanup/reuse plan. The City's brownfields inventory was also updated and prioritized within each targeted redevelopment district. The grant has helped the City leverage over \$71 million in additional cleanup and redevelopment funding from private, state and/or federal partners. The outcomes of this work have included affordable housing, public recreational space, new jobs, increased tax revenues, and higher property values. ACRES is updated and remaining funds are earmarked for a Phase II project that is already in the pipeline.

**2.** Compliance with Grant Requirements – Norwalk has successfully managed EPA funds. A work plan and schedule was developed and followed for the 2006 and 2014 projects, and all proposed outputs and outcomes were/are being achieved. All 2006 grant funds were expended on time and the remaining \$41,030 of 2014 resources will be exhausted by project end. All 2006 grant terms and conditions were satisfied, including the timely filing of quarterly reports, financial status reports and closeout report. The City will replicate that compliance with the 2014 award. Norwalk also entered appropriate ACRES data.

### **Leveraging Commitments**

- 1. Norwalk Redevelopment Agency cost share letter
- 2. News article documenting \$30 million HUD Choice Neighborhoods Implementation Grant in South Norwalk
- 3. News article documenting \$19.2 million in bank financing for Washington Village
- 4. News article documenting \$2 million Connecticut Department of Energy and Environmental Protection grant for cleanup of Ryan Park in South Norwalk



January 29, 2019

David Lloyd Director Office of Brownfields Cleanup and Land Revitalization U.S. Environmental Protection Agency

Frank Gardner
Brownfields Coordinator
U.S. Environmental Protection Agency Region 1

Dear Mr. Lloyd and Ms. Klein:

On behalf of the Norwalk Redevelopment Agency, I am pleased to submit the enclosed application to the U.S. Environmental Protection Agency (EPA) for a \$500,000 hazardous substances Brownfields Cleanup grant for the remediation of the SoNo Train Station (30 Monroe Street) in South Norwalk. Norwalk is underway with a major revitalization of its South Norwalk neighborhood. The Norwalk Redevelopment Agency will provide \$85,000 in cash match to support cleanup activities (through an environmental contractor) and \$15,000 in in-kind staff time to administer project management, community engagement and brownfields cleanup efforts.

Please let me know if you need any further information. I thank you for your consideration.

Sincerely,

Timothy Sheehan Executive Director

#### THE HOUR

https://www.thehour.com/news/article/Washington-Village-rebuild-employs-new-approach-10688137.php

# Washington Village rebuild employs new approach to public housing

By Robert Koch Updated 6:35 pm EST, Friday, December 2, 2016

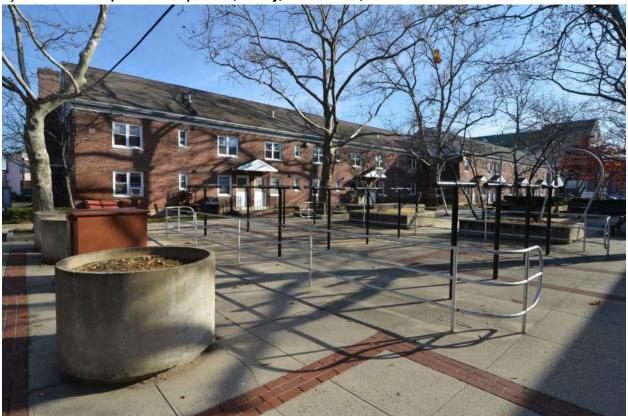


IMAGE 1 OF 3 Buy Photo

The Washington Village Housing Complex on Monday November 28, 2016 in Norwalk Conn.

NORWALK — When work starts on the first phase of the Washington Village Transformation Plan this month, it will also be a groundbreaking for a new concept in public housing being tested nationwide.

Washington Village was built in the early 1940s as public housing. The transformation plan will revamp it into a mixed-income complex that goes beyond bricks and mortar and provide residents with job training and other services.

"All of the things that we've learned in the many decades since Washington Village was built, the things that we've learned that actually take what would just be housing and turn it into a springboard for economic opportunity, for jobs, for health, for interaction

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#### 'Comprehensive approach'

A \$30 million grant through the U.S. Department of **Housing and Urban Development**'s Choice Neighborhoods Program is fueling the larger project. In 2010, the federal government replaced its HOPE VI neighborhood revitalization program with Choice Neighborhoods.

HUD describes Choice Neighborhoods as a "comprehensive approach to neighborhood transformation" that engages local leaders, residents and other stakeholders to rebuild distressed public-housing with more than just bricks and mortar. Its goals are to build high-quality, mixed-income housing, provide children and families with educational and other services, and to spur public and private investment.

State Rep. Bruce V. Morris, D-Norwalk, described the concept as better than the model under which Washington Village was built.

"You think about it back in the 40s and 50s and 60s, it was really about a matter of just taking a lot of people in poverty and placing them in dense areas together," Morris said. "However, this is a different model. ... Everyone knows inclusionary zoning is one of the best things you can do for dealing with the achievement gap."

Of the 80 new apartments planned for 13 and 20 Day Street, 40 will be public housing, 18 will be moderate-income and 22 will be market rate. The larger Washington Village Transformation Plan will replace 136 public-housing units with a new 273-unit development. Half of the new units will be reserved for public housing.

# Under the Choice Neighborhoods program, communities compete for planning gra Advertising Privacy Notice Your California Privacy Rights Interest Based Ads Terms of Use Contact Us

#### **Boston takes lead**

Norwalk is among a dozen communities nationwide to have received Choice Neighborhoods implementation grants between 2010 and 2013, according to HUD.

The city of Boston was among the first communities to receive a Choice Neighborhoods implementation grant. It was awarded a \$20.5 million grant — leveraging \$43.3 million in other funding — to implement the Quincy Corridor Transformation Plan. The money has helped redevelop the HUD-assisted Woodledge/Morrant Bay complex.

"To date, we have completed the housing component, which consisted of the \$53 million Choice-funded redevelopment of the severely distressed 129 unit scattered-site Woodledge/Morrant Bay development into the 129-unit Quincy Height development," said Lisa Mansdorf Pollack, director of media and public relations of the Department of Neighborhood Development in Boston.

**Rhonda Siciliano**, public affairs officer for HUD's New England Region office in Boston, said the transformation is already visible in the larger neighborhood through, among other things, the conversion of an old meat factory into a kitchen space.

"They redid the building and turned it into a kitchen incubator space," Siciliano said. "It provides jobs for the people living in the neighborhood so it's been very successful."

The Washington Village Transformation Plan is a collaboration of numerous entities, including the Norwalk Housing Authority, Connecticut Department of Housing, Norwalk Redevelopment Agency, Norwalk Community College and Trinity Financial. The Boston-based company will manage the complex once it is complete.

#### Partnership in Norwalk

#### "Today marks a new beginning for the residents of South Norwalk," said Trinity

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Part of the \$30 million implementation grant will go to revamp Ryan Park, a two-acre city-owned park adjacent to Washington Village.

Norwalk Fair Housing Office Margaret K. Suib, who has pressed for affordable housing and not separating such housing from the rest of the community, is taking a wait-and-see approach on how Washington Village residents emerge from the transformation plan.

"I'm happy to say that it's a one-for-one replacement requirement by HUD so we're not losing any brick-and-mortar public housing," Suib said. "My concern is since there's one management company for the three different kinds of units that the rules and regulations not be different for the different income people."

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#### THE HOUR

https://www.thehour.com/business/article/Bank-extends-19m-in-financing-for-South-Norwalk-10950987.php

# Bank extends \$19m in financing for South Norwalk project

By Alexander Soule Updated 12:15 pm EST, Wednesday, February 22, 2017



An artist rendering from 2013 of the proposed Washington Village housing project in Norwalk, Conn.

TD Bank extended a \$19.2 million construction loan to **Trinity Financial** supporting the Washington Village development in Norwalk.

The existing Washington Village complex was damaged in flooding produced by the 2012 storm Sandy, with the new development to include nearly 275 apartments in South Norwalk. To prevent future storm damage, construction will be coordinated with public infrastructure improvements throughout Norwalk to raise the elevation grade of nearby streets by bout three feet.

TD Bank has its southwestern Connecticut offices in Wilton. Alongside its investment, the city of Norwalk is financing the Washington Village project with a \$30 million grant

## from the U.S. Department of Housing and Urban Development, under HUD's Choice x

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# NANCY ON NORWALK

# **DECD** grants Norwalk \$2 million to clean up Ryan Park

Nancy Chapman

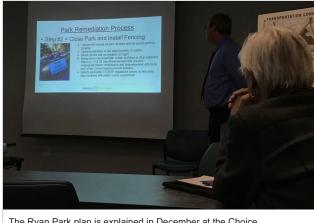
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The Ryan Park plan is explained in December at the Choice Neighborhood Initiative office on Water Street.

NORWALK, Conn. - The state is awarding Norwalk a \$2 million grant to deal with contamination in Ryan Park.

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#### Malloy's office said.

The 2.2 acre Ryan Park was closed in December when an **environmental study being conducted by Weston & Sampson** 

came back with more intense contamination than was expected.

The report of PCBs was a preliminary result of the Phase III remediation process, Jeffery Wilson of Weston & Sampson said, promising a full report in January.

The deadline has been extended, Norwalk Redevelopment Agency Senior Project Manager Susan Sweitzer said Tuesday.

"There was an extension of soil and groundwater testing. The Remediation Plan is just being finalized as we speak. I intend to bring it back for public review. I don't have a final estimate for the remediation until the Remediation Plan is accepted and approved by DEEP, but the \$2M award is based on the initial cost estimates of last Fall," she said in an email.

Almost everyone in Norwalk's state delegation released statements Tuesday praising the award of \$2 million in state grant money.

"South Norwalk has a long history of landfill practices and industrial uses that have left a residue of contaminants evidenced in soil and groundwater testing at this site," State Senate Majority Leader Bob Duff (D-25) said in a press release. "This funding will make the Ryan Park safe for our children's health and serve as a

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#### districts is paramount for economic

development," State Rep. Bruce Morris (D-140) said in the release. "I want to thank the Governor and DECD (Department of Economic and Community Development) for this funding. We will continue to work to remediate brownfields in Norwalk supporting the overall continued growth in health in the city."

"The cleanup of the contamination of this park is essential if the planned renovations are to proceed," State Rep. Terri Wood (R-141) said in a different release.

"Norwalk is an exceptional place to live and raise a family, and this grant will help us make it that much better," State Rep. Fred Wilms (R-142) said in the release. "This park is a focal point of the community and I am pleased to see that we are making progress with its renovations."

"This redevelopment project is good news for Norwalk," State Rep. Gail Lavielle (R-143) said in the release. "Local officials have worked hard to make South Norwalk attractive for businesses and new residents, and revitalizing Ryan Park allows the area to continue its resurgence. I am sure the Norwalk Redevelopment Agency will make the most of this grant in a way that improves the lives everyone who lives and works there."

The South Norwalk park, at the intersection of Raymond and Day Street, behind the South Norwalk Community

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#### \$5.6 million is being awarded for the

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remediation and redevelopment of five properties, totaling 32 acres, the governor's press release said. An additional \$1.3 million is being awarded for assessments that will be completed toward the future revitalization of eight properties, covering a total of 392 acres.

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## Threshold Criteria Norwalk Redevelopment Agency, Connecticut

#### 1) APPLICANT ELIGIBILITY

The Norwalk Redevelopment Agency is a department within the City of Norwalk, an eligible entity as a general purpose unit of local government.

#### 2) PREVIOUSLY AWARDED CLEANUP GRANTS

The SoNo Train Station (30 Monroe Street) has not received funding from a previously award U.S. Environmental Protection Agency (EPA) Brownfields Cleanup Grant.

#### 3) SITE OWNERSHIP

Norwalk acquired fee simple title to the SoNo Train Station from the Penn Central Railroad at 30 Monroe Street in 1971.

#### 4) BASIC SITE INFORMATION

a. Name of Site: SoNo Train Station

b. Address of Site: 30 Monroe Street, Norwalk, CT 06854

c. Current Owner of Site: City of Norwalk

#### 5) STATUS AND HISTORY OF CONTAMINATION AT THE SITE

- a. <u>Contamination</u>: Co-mingled Hazardous Substances and Petroleum (predominantly Hazardous Substances)
- b. Operational History and Current Use: The Site (parcel 2-55-28-0) is currently used as a parking lot at the South Norwalk Train Station with a platform with access to eastbound trains. The Site consists of an irregularly-shaped parcel totaling 3.03 acres of land. The Site is improved with a single-story 5,565 square foot train station building and covered platform. The remaining portions of the Site exist as paved parking areas and driveways. The Site is located east/southeast of the Metropolitan Transportation Authority (MTA) Metro-North rail.

The site was historically developed with manufacturing facilities, including the South Norwalk Electric Works Facility. The property was later developed into the Norwalk & South Norwalk rail station serving first the New York, New Haven and Hartford Railroad and later the Penn Central Railroad. Historical activities at the Site raise the potential for on-Site contamination. Sanborn Fire Insurance Maps indicate that portions of the Site may have included hat manufacturing. Inorganic chemicals of concern associated with historic Site operations include lead, arsenic, chromium, cadmium, mercury, and other metals. Organic chemicals of concern include petroleum hydrocarbons, volatile organic compounds (VOCs), and polynuclear aromatic hydrocarbons (PAHs).

Historical maps also indicate the presence of a former pond that was filled circa 1889. In addition, historical maps indicate the presence of residential structures on the south of the property. These properties were demolished and there is potential for cellars of these structures to have also been filled. Historic fill materials may have been impacted with lead, arsenic, mercury, petroleum hydrocarbons, or PAHs.

Norwalk purchased the property from the Penn Central Railroad in 1971. The current SoNo

Train Station was built in 1994 on the westbound side of the tracks. It operates as one of the busiest commuter rail centers in the United States. The portion of the 30 Monroe Street property that Norwalk is seeking cleanup grant funding for has been utilized as a paved parking area while in City ownership. Norwalk is eligible for EPA funds because this 3.03-acre section is subject to historic contamination. It is separated from the active train station and rail lines. All disposal of hazardous substances and petroleum at the site occurred before the City took ownership of the property. Norwalk has not been responsible for any further release of contaminants at 30 Monroe Street.

- c. <u>Environmental Concerns</u>: Phase I and II assessments have been conducted at 30 Monroe Street. Contaminants of concern include mercury, lead, arsenic, chromium, cadmium, petroleum hydrocarbons, and volatile organic compounds (VOCs) including chlorinated solvents such as tetrachloroethylene (PCE), trichloroethylene (TCE) and polynuclear aromatic hydrocarbons (PAHs).
- d. How Site Became Contaminated: A variety of industrial activities are suspected to have occurred on and adjacent to the property over the last 100 years, including hat-making and textile manufacturing. Historical filling activities are also suspected to have occurred on-site many decades ago. The location is listed as a hazardous waste site for the handling, disposal, dumping, and/or releases of petroleum, solvents, coal, ash, and other hazardous materials All disposal of hazardous substances and petroleum at the site occurred before the City took ownership of the property. Norwalk has not been responsible for any further release of contaminants at 30 Monroe Street.

#### 6) Brownfields Site Definition

The SoNo Train Station property is:

- NOT listed or proposed for listing on the National Priorities List;
- NOT subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
- NOT subject to the jurisdiction, custody, or control of the United States government.

#### 7) ENVIRONMENTAL ASSESSMENT REQUIRED FOR CLEANUP GRANT PROPOSALS

A Phase II environmental assessment report was completed by VHB in November 2008. This assessment consisted of 11 soil borings and the construction of 3 permanent groundwater monitoring wells. A subsequent Targeted Brownfields Assessment (TBA) was completed by Advanced Environmental Solutions in December 2009. The investigation consisted of 29 soil borings and the construction of 7 groundwater monitoring wells. The purpose of the TBA was to more completely delineate the horizontal and vertical extent of the release areas identified in the Phase II assessment.

Seven total areas requiring remediation have been identified on the property. More than 1,700 tons of impacted soils were excavated and disposed of <u>from</u>three of those remedial areas in 2013. However, additional funding is needed in order to complete the cleanup at the four remaining areas..

#### 8) Enforcement or Other Actions

Not applicable. There are no ongoing or anticipated enforcement or other legal actions related to the SoNo Train Station site.

#### 9) SITES REQUIRING A PROPERTY-SPECIFIC DETERMINATION

Not applicable. The SoNo Train Station does not meet any of the criteria of special classes that require a "Property-Specific Determination" from EPA to be eligible for grant funding.

#### 10) THRESHOLD CRITERIA RELATED TO CERCLA/PETROLEUM LIABILITY

The SoNo Train Station is co-mingled with hazardous substances and petroleum contaminants, with hazardous substances as the predominant contaminant.

- a. Property Ownership Eligibility Hazardous Substance Sites
  - ii. Exceptions to Meeting the Requirement s for Asserting an Affirmative Defense to CERCLA Liability
    - 1. Publicly Owned Brownfields Acquired Prior to January 11, 2002

      Norwalk is NOT potentially liable for contamination at the site under CERCLA §107
      because it did not cause or contribute to contamination. All disposal of hazardous substances and petroleum at the site occurred before the City took ownership of the property. Norwalk has not been responsible for any further release of contaminants at 30 Monroe Street while the property has been in City ownership. Furthermore, no disposal of hazardous substances at the site or transported hazardous substances to the site have occurred.

Due to the purchase date of March 23, 1971, no environmental assessments were conducted prior to acquisition. The sale was a quite claim that was likely part of the Penn Central Railroad's reorganization out of bankruptcy. All former landowners, including the Penn Central Railroad, are now defunct.

#### 11) CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

a. Based upon the results of a previous Phase II assessment, the SoNo Train Station property is not suitable for future residential, commercial or industrial purposes without remediation of soil. Excavation with off-site disposal of impacted soil followed by backfilling excavations with clean materials is an effective way to eliminate risk at the subject property for all potential receptors, while still allowing access to the subsurface for future development, as contamination will be removed and the exposure pathways will no longer exist. This alternative also meets the remedial goals established for the site.

Norwalk will enroll the property into the Connecticut Voluntary Cleanup Program. A qualified environmental professional (QEP) will oversee the cleanup. These services will be solicited using standard procurement practices and in accordance with all federal and state requirements. The City's established procedures include seeking statements of qualifications and price. Professionals with previous EPA Brownfields experience will be encouraged to compete. This technical expertise will be in place prior to beginning any cleanup activities. The contractor will comply with and submit all required state documentation. A QEP/professional engineer will also develop and review any necessary design and institutional control plans, as needed.

b. Norwalk has complete access the SoNo Train Station property and does not expect to need access to adjacent or neighboring properties. However, if additional access is necessary from neighboring properties for remedial activities, sampling or monitoring the potential off-site

migration of contamination, the City will coordinate with adjoining property owners and negotiate access agreements.

#### 12) COMMUNITY NOTIFICATION

Norwalk discussed cleanup of the SoNo Train Station property at a community meeting held on January 28, 2019. Legal notice was provided to the community on January 17, 2017, through the City's web site. Online notice is typical in Norwalk for public meetings. Residents had the opportunity to review the draft grant application and draft analysis of brownfield cleanup alternatives (ABCA). No

Attached to the proposal are:

- A copy of the draft ABCA;
- A copy of the ad notifying the public and soliciting comments;

The January 17 meeting attracted no participants. As such, Norwalk received no comments. The City is attaching blank copies of minutes, a meeting summary and a sign-in sheet.

#### 13) STATUTORY COST SHARE

The Norwalk Redevelopment Agency will provide a total of \$100,000 in match, including \$85,000 in cash match to support cleanup activities (through an environmental contractor) and \$15,000 in inkind staff time to administer project management, community engagement and brownfields cleanup efforts. Cash match will be provided through City general funds. See attached commitment letter.

#### Analysis of Brownfields Cleanup Alternatives South Norwalk Train Station 30 Monroe Street Norwalk, Connecticut

#### I. Introduction & Background

This Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared to evaluate cleanup alternatives for 30 Monroe Street in Norwalk, Connecticut (the Site). The ABCA is a condition of the City of Norwalk's application for a Brownfields Cleanup Grant provided by the United States Environmental Protection Agency (EPA). The cleanup will be performed by the City of Norwalk (the City) to make the property ready for sale and redevelopment as part of the City's Transit-Oriented Development program.

The Site is subject to the Connecticut Department of Energy and Environmental Protection (CT DEEP) Remediation Standard Regulation (RSRs) of the Regulations of Connecticut State Agencies (RCSA) Section 22a-133k-1 through -3, inclusive. Groundwater at the Site is classified as GB, and only the Surface Water Protection Criteria (SWPC) applies to groundwater analytical results at the Site. The GB pollutant mobility criteria (GB PMC) will apply to the leachability of chemicals from soil. The property is currently developed for Industrial/Commercial uses and the Industrial/Commercial Direct Exposure Criteria (I/C DEC) could be compared to soil analytical results. However, use of the I/C DEC would require that an Environmental Land Use Restriction (ELUR) be applied for following remediation. To avoid the requirement for an ELUR, remediation could be performed to achieve compliance with the Residential Direct Exposure Criteria (Res DEC).

#### 1. Site Location

The Site, owned by the City of Norwalk (parcel 2-55-28-0), is currently used as a parking lot at the South Norwalk Train Station with a platform with access to eastbound trains. The Site consists of an irregularly-shaped parcel totaling 3.03 acres of land. The Site is improved with a single-story 5,565 square foot train station building and covered platform. The remaining portions of the Site exist as paved parking areas and driveways.

The Site is located east/southeast of the Metropolitan Transportation Authority (MTA) Metro-North rail line. Access to the Site is available from Monroe Street, which forms the northern boundary, and Henry Street, which forms the southern boundary. Industrial/Commercial properties are located to the east of the Site.

#### 2. Forecasted Climate Conditions

EPA requires that the ABCA consider potential impacts due to climate concerns. Specifically this discussion addresses observed and forecasted climate change conditions for the area of the project and associated site specific risk factors. Norwalk, Connecticut is located on Long Island Sound and additional portions of the City are located along tidal estuaries, including the Norwalk River. The Site is located approximately 2,000 feet west from Norwalk Harbor and elevated relative to the harbor.

The northeastern United States, including Norwalk, experiences warm and often humid summers and cold winters. Rainfall can be severe with summer thunderstorms common and severe weather resulting from regional nor easter anticyclone storms and/or hurricanes. Winter

conditions can also be severe with ice storms and heavy snow common. Snowfalls of 2-3 feet in one event are not uncommon. The Site is located outside the Norwalk Harbor 100-year flood plain.

According US Global Change Research to the Program website (http://www.globalchange.gov/explore/northeast), as a result of climate change, the northeast region can expect increased temperatures and temperature variability and extreme precipitation events. The website states that "Heat waves, coastal flooding, and river flooding will pose a growing challenge to the region's environmental, social, and economic systems. This will increase the vulnerability of the region's residents, especially its most disadvantaged populations. Infrastructure will be increasingly compromised by climate-related hazards, including sea level rise, coastal flooding, and intense precipitation events." The State of Connecticut Climate Change Summary is attached as Attachment A.

According to FEMA Flood Insurance Rate Map for the City of Norwalk, # 0900120007C, the Site is located within "Zone C" indicating an area of minimal flooding (outside the 100-year floodplain). Therefore, the biggest threat to this Site is from localized stormwater impacts from extreme precipitation events. Other forecasted climate change factors such as sea level rise, storm surge effects, and saltwater intrusion have limited potential to affect the Site in the future given its geographic and topographic location, approximately 108 feet above sea level. According to the forecasted coastal climate change assessments that have been conducted by the City of Norwalk, the Site is not anticipated to be located in the 100-year flood zone by 2070. Ground thaw and freezing and wildfires are also not anticipated to affect the Site.

#### 3. Previous Site Use(s) and Any Previous Cleanup / Remediation

Historical filling activities are suspected to have occurred at the Site and it is listed as a suspected hazardous waste site for dumping of solvents. The Site area was historically developed (circa 1920s to 1960s) with manufacturing facilities, including the South Norwalk Electric Works Facility which is an existing power generating facility located potentially upgradient of the Site.

The property to the north of the Site (along the rail line) was the subject of a large-scale assessment and remediation project funded through the Connecticut Brownfields Program. Incinerator ash from nearby manufacturing facilities had been used to fill this property and it had been used as a rail yard and subsequent staging area for rail cars. The property to the north has been subsequently developed as a police station.

Historical sources also identified a property abutting the Site to the southwest as a former hat manufacturer (circa 1884). A second property also abutting the Site to the southwest was identified on a 1957 Sanborn map as a dry cleaner. A review of available city directories from this time period could not confirm the existence of the dry clean operation but rather identified the business located at 9 Mulvoy Street as a "cleaner and dyer." Historical sources also identify Corday Tie, a textile manufacturer, located to the east of the Site.

Three (3) areas of the Site, designated as remedial areas 1A, AB, and 2, were previously remediated by the City by soil excavation and off-site disposal in November 2012.

Remedial Area 1A: Approximately 940 tons of soil impacted with arsenic and PAHs were removed and disposed offsite. Post excavation confirmatory samples were collected, and remedial goals were achieved. The excavation was backfilled following the receipt of confirmatory sample results.

- Remedial Area 1B: Approximately 388 tons of soil impacted with arsenic and PAHs were removed and disposed offsite. Post excavation confirmatory samples were collected, and remedial goals were achieved. The excavation was backfilled following the receipt of confirmatory sample results.
- Remedial Area 2: Approximately 405 tons of soil impacted with arsenic and PAHs were removed and disposed offsite. Post excavation confirmatory samples were collected, and remedial goals were achieved. The excavation was backfilled following the receipt of confirmatory sample results.

#### **II. Site Assessment Findings**

# 1. Phase I Environmental Site Assessment (ESA), Vanasse Hangen Brusltin (VHB), July 2008

The Phase I investigation completed by VHB identified the following environmental concerns for the Site:

- Historical and Current Site Operations. Historical uses of the Site raise the potential for on-Site contamination. Historical railroad operations may have included the handling and potential disposal, dumping, or releases of petroleum, solvents, coal, ash, and other potentially hazardous materials. Reviewed Sanborn Fire Insurance Maps indicate that portions of the Site may have included hat manufacturing. Inorganic chemicals of concern (COCs) associated with historic Site operations include lead, arsenic, chromium, cadmium, mercury, and other metals. Organic COCs include petroleum hydrocarbons, volatile organic compounds, and polynuclear aromatic hydrocarbons (PAHs).
- Potential Filling of the Former On-Site Pond. Historical maps indicate the presence of a former pond that was filled circa 1889. Fill materials may have been impacted with lead, arsenic, mercury, petroleum hydrocarbons, or PAHs.
- Potential Demolition and Filling of Former On-Site Residential Structures. Historical maps indicate the presence of residential structures on the south of the property. These properties were demolished and there is potential for cellars of these structures to have been filled. Fill materials may have been impacted with lead, arsenic, mercury, petroleum hydrocarbons, or PAHs.
- Potential Off-Site Sources. Soil and groundwater impacts have been documented at the South Norwalk Electrics property to the west of the Site and the remediated site to the north. Identified impacts included metals associated with fill materials (e.g., ash, coal, and slag) and petroleum and solvent releases.

#### 2. Phase II ESA, VHB, November 2008

The Phase II investigation consisted of advancing eleven soil boring and the construction of three permanent groundwater monitoring wells. Samples were analyzed for VOCs, PAHs, metals, and extractable total petroleum hydrocarbons (ETPH). Based upon the findings of the Phase II investigation, five release areas were identified on Site. These release areas are described as follows:

- Release Area 1: Concentrations of PAHs, arsenic, and ETPH were reported exceeding applicable remedial criteria in two shallow soil samples. Reported PAH concentrations exceeded the GB PMC, Res DEC, and I/C DEC, reported arsenic concentrations exceeded the Res DEC and I/C DEC and reported ETPH concentrations exceeded the Res DEC. As described above, the two areas of identified soil impacts were remediated as Remediation Areas 1A, 1B, and 2.
- Release Area 2: Concentrations below applicable remedial criteria of VOCs, PAHs, ETPH, and metals were identified during the Phase II investigation at depths of 12 to 16 feet below grade. Identified impacts appear to be related to historical filling of the former pond. Remediation of this Release Area is not required to comply with applicable remedial criteria.
- Release Area 3: Concentrations below applicable remedial criteria of VOCs and metals were identified during the Phase II investigation. A potential source was not identified but remediation of this Release Area is not required to comply with applicable remedial criteria.
- Release Area 4: PAH and metals impacts were identified in the southern portion of the Site. Reported concentrations of copper and arsenic were reported at levels exceeding the GB PMC and Res DEC in shallow soil. Four separate areas are designated for remediation.
- Release Area 5: Levels of VOCs below applicable remedial criteria were reported in groundwater. A potential source was not identified but remediation of this Release Area is not required to comply with applicable remedial criteria.

#### Targeted Brownfields Assessment (TBA), Advanced Environmental Solutions, December 2009

The TBA investigation consisted of advancing twenty-nine soil borings and the construction of seven groundwater monitoring wells. The purpose of the TBA was to more completely delineate the horizontal and vertical extent of the release areas identified in the Phase II ESA. The conclusions of the TBA are summarized as follows:

- Field observations and laboratory analytical results indicate that Release Areas 1, 2, and 5 have been impacted by COCs.
- Concentrations of VOCs in groundwater did not exceed applicable remedial criteria.
- Trace amounts of ash-like material were observed in Release Area 4 in soil borings from approximately 2 feet below grade.

#### III. Project Goal

As part of the City's ongoing Transit-Oriented Development Program, 30 Monroe Street will be remediated to comply with CT DEEP residential standards. Following the completion of cleanup activities, the property is anticipated to be sold to for reuse and redeveloped by a third party. The cleanup and redevelopment of the Site will revive the neighborhood, invigorate the local economy, provide near-term and long-term employment opportunities, utilize sustainability in its cleanup

and redevelopment, and remove human health and environmental impacts due to contamination of soil at the Site.

#### IV. Applicable Regulations and Cleanup Standards

#### 1. Cleanup Oversight Responsibility

The City of Norwalk, as the current property owner, will undertake responsibility to remediate contaminated soil prior to the sale of the property. Remedial activities will be overseen by a qualified environmental professional (QEP) who will be responsible for collection of excavation confirmatory samples, reviewing analytical results, and evaluation of backfill analytical data to determine that it complies with the requirements of CT DEEP.

#### 2. Cleanup Standards

The CT DEEP is the state authority that regulates remediation of sites in the State of Connecticut. The Site is not currently regulated by CT DEEP because it is not currently entered within the Property Transfer Program (per Sections 22a-134 through -134e of the Connecticut General Statutes (CGS)) or the Voluntary Remediation Program (per Sections 22a-133x or 22a-133y of the CGS). However, remediation of sites to comply with the RSRs is required by CT DEEP if remedial actions are performed. The remedial goal for the Site is to comply with residential criteria. Remediation will be performed to remove soil impacted with chemicals that exceed the Res DEC and GB PMC.

#### 3. Laws and Regulations

The primary regulation for the remediation to comply with is Section 22a-133k-1 through -3, inclusive, of the RCSA. Additional applicable local, state and federal regulatory requirements will also be adhered to during the performance of the remediation.

#### V. Evaluation of Cleanup Alternatives

#### 1. Cleanup Up Alternatives Considered

EPA requires that this ABCA includes the evaluation of three (3) remedial alternatives. To address the remediation of impacted soil at the Site, the following three (3) alternatives were considered, including:

Alternative #1: No Action

Alternative #2: Capping

Alternative #3: Excavation/Off-Site Disposal

#### 2. Cost Estimate of Cleanup Up Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

#### Effectiveness

- Alternative #1: "No Action" is not effective in controlling or preventing the exposure of potential receptors to contamination at the Site.
- Alternative #2: Capping is effective in controlling the exposure of potential receptors to contamination at the Site. However, this alternative will not achieve remedial goals established for the Site if chemicals are left on-site at concentrations exceed residential criteria. In addition, this alternative requires filing an ELUR with the CT DEEP to restrict future site use to Industrial/Commercial purposes.
- Alternative #3: Excavation with off-site disposal of impacted soil followed by backfilling excavations with clean materials is effective in preventing the exposure of potential receptors to contamination at the Site and also meets remedial goals established for the Site.

#### <u>Implementability</u>

- Alternative #1: "No Action" is easy to implement, since no actions will be conducted.
- Alternative #2: Capping of impacted soil followed by backfilling excavations with clean materials is implementable but does not meet remedial goals established for the Site.
- Alternative #3: Excavation with off-site disposal of impacted soil followed by backfilling excavations with clean materials is implementable and also meets remedial goals established for the Site.

#### Cost

- Alternative #1: There are no costs associated with this alternative.
- Alternative #2: Capping is performed to minimize risk posed by impacted soil. This alternative involves removal of pavement and excavation to a depth of 27 inches. The site is then restored with 24 inches of clean backfill material and paved with a minimum of three inches of asphalt. Impacted soil beneath the 27-inch cap is rendered "inaccessible" as defined in the RSRs. However, to implement this option and then to redevelop the Site for Industrial/Commercial uses, the property will need to be entered into a Voluntary Remediation Program so that an ELUR can be filed. The approximate cost of implementing this alternative ranges from \$329,000 \$415,000.
- Alternative #3 The approximate cost to perform excavation of impacted soil to the extent needed to comply with residential standards in the RSRs, backfilling the excavations with clean materials, and then restoring the surface with asphalt ranges from approximately \$535,000 to \$628,000.

#### 3. Recommended Cleanup Up Alternatives

The recommended cleanup alternative for hazardous building materials is Alternative #3: Excavation/Off-Site Disposal. Alternative #1: No Action, cannot be recommended because it does not address Site risk and does not achieve remedial goals established for the Site. Alternative #2: Capping, while effective in limiting exposure to site receptors, is not considered to be feasible because it will not achieve residential criteria remedial goals established for the Site.

Additionally, Alternative #3 will utilize opportunities for achieving green remediation goals by using cleaner fuels, diesel emission controls, and/or other emission reduction practices for construction vehicles and other equipment in line with EPA's Clean and Green Cleanup guidelines.

Therefore, Alternative #3: Excavation/Off-Site Disposal is the most cost effective alternative capable of completely removing risk and most feasible option as this remedial option will make site redevelopment easier without the ELUR. In addition, Alternative #3 will utilize opportunities to implement and achieve green remediation goal in accordance with EPA's Clean and Green Cleanup Guidelines. For these reasons, the recommended cleanup alternative is Alternative #3: Excavation/Off-Site Disposal.

## Attachment A

Summary of Climate Change Impacts to Connecticut

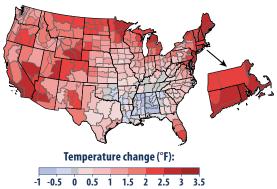


# What Climate Change Means for Connecticut

Connecticut's climate is changing. The state has warmed two to three degrees (F) in the last century. Throughout the northeastern United States, spring is arriving earlier and bringing more precipitation, heavy rainstorms are more frequent, and summers are hotter and drier. Sea level is rising, and severe storms increasingly cause floods that damage property and infrastructure. In the coming decades, changing the climate is likely to increase flooding, harm ecosystems, disrupt farming, and increase some risks to human health.

Our climate is changing because the earth is warming. Since the late 1700s, people have increased the amount of carbon dioxide in the air by 40 percent. Other heat-trapping green-house gases are also increasing. These gases have warmed the surface and lower atmosphere of our planet about one degree during the last 50 years. Evaporation increases as the atmosphere warms, which increases humidity, average rainfall, and the frequency of heavy rainstorms in many places—but contributes to drought in others.

Greenhouse gases are also changing the world's oceans and ice cover. Carbon dioxide reacts with water to form carbonic acid, so the oceans are becoming more acidic. The surface of the ocean has warmed about one degree during the last 80 years. Warming is causing snow to melt earlier in spring, and mountain glaciers are retreating. Even the great ice sheets on Greenland and Antarctica are shrinking. Thus the sea is rising at an increasing rate.



Rising temperatures in the last century. Connecticut has warmed twice as much as the rest of the contiguous 48 states. Source: EPA, Climate Change Indicators in the United States.

# Increasing Temperature and Changing Precipitation Patterns

Rising temperatures and shifting rainfall patterns are likely to increase the intensity of both floods and droughts. Average annual precipitation in the Northeast increased 10 percent from 1895 to 2011, and precipitation from extremely heavy storms has increased 70 percent since 1958. During the next century, average annual precipitation and the frequency of heavy downpours are likely to keep rising. Average precipitation is likely to increase during winter and spring, but not change significantly during summer and fall. Rising temperatures will melt snow earlier in spring and increase evaporation, and thereby dry the soil during summer and fall. So flooding is likely to be worse during winter and spring, and droughts worse during summer and fall.



In 2011, Hurricane Irene filled the Connecticut River with muddy sediment as a result of erosion upstream. Heavy storms are becoming more common as a result of climate change. Credit: NASA.

# **Sea Level Rise, Wetland Loss, and Coastal Flooding**

Rising sea level erodes wetlands and beaches and increases damage from coastal storms. Tidal wetlands are inherently vulnerable because of their low elevations, and shoreline development prevents them from migrating inland onto higher ground. Human activities such as filling wetlands have destroyed about one third of New England's coastal wetlands since the early 1800s. Wetlands provide habitat for many bird species, such as osprey and heron, as well as several fish species. Losing coastal wetlands would harm coastal ecosystems and remove an important line of defense against coastal flooding.

Coastal cities and towns will become more vulnerable to storms in the coming century as sea level rises, shorelines erode, and storm surges become higher. Storms can destroy coastal homes, wash out highways and rail lines, and damage essential communication, energy, and wastewater management infrastructure.



Coastal marshes in Old Saybrook and nearby properties are at risk from sea level rise. © James G. Titus; used by permission.

## **Ecosystems and Agriculture**

Changing the climate threatens ecosystems by disrupting relationships between species. Wildflowers and woody perennials are blooming—and migratory birds are arriving—sooner in spring. Not all species adjust in the same way,

however, so the food that one species needs may no longer be available when that species arrives on its migration. Warmer temperatures allow deer populations to increase, leading to a loss of forest underbrush, which makes some animals more vulnerable to predators. Rising temperatures also enable invasive species to move into areas that were previously too cold.

Climate change may also pose challenges for agriculture: Warmer temperatures cause cows to eat less and produce less milk. That could reduce the output of Connecticut's \$70-million dairy industry, which provides 13 percent of the state's farm revenue. Some farms may be harmed if more hot days and droughts reduce crop yields, or if more flooding and wetter springs delay their planting dates. Other farms may benefit from a longer growing season and the fertilizing effect of carbon dioxide.

#### **Human Health**

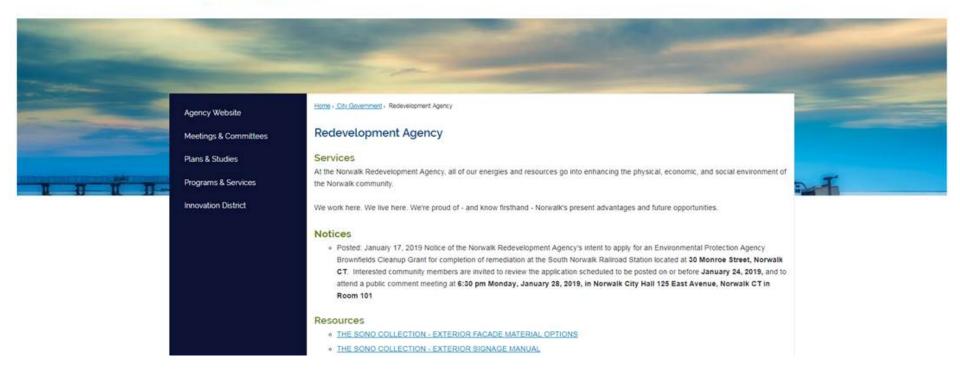
Changes in temperature and precipitation could increase the incidence of acute and chronic respiratory conditions such as asthma. Higher temperatures can increase the formation of ground-level ozone (smog), a pollutant that can contribute to respiratory problems. Rising temperatures may also increase the length and severity of the pollen season for plants such as ragweed—which has already been observed in other regions. Certain people are especially vulnerable, including children, the elderly, the sick, and the poor.

The risk of some diseases carried by insects may also increase. The ticks that transmit Lyme disease are active when temperatures are above 45°F, so warmer winters could lengthen the season during which ticks can become infected or people can be exposed to the ticks. Higher temperatures would also make more of New England warm enough for the Asian tiger mosquito, a common carrier of West Nile virus. The number of cases may or may not increase, depending on what people do to control insect populations and avoid insect bites.

The sources of information about climate and the impacts of climate change in this publication are: the national climate assessments by the U.S. Global Change Research Program, synthesis and assessment products by the U.S. Climate Change Science Program, assessment reports by the Intergovernmental Panel on Climate Change, and EPA's *Climate Change Indicators in the United States*. Mention of a particular season, location, species, or any other aspect of an impact does not imply anything about the likelihood or importance of aspects that are not mentioned. For more information about climate change science, impacts, responses, and what you can do, visit EPA's Climate Change website at www.epa.gov/climatechange.







# South Norwalk Brownfields Cleanup Grant Discussion January 28, 2019

#### **Meeting Summary**

Susan Sweitzer, Norwalk Redevelopment Agency's Senior Project Manager, hosted a meeting on January 28, 2019 at Norwalk City Hall. The meeting was public noticed on Norwalk's web site, as is customary practice (see attached). The application narrative and Analysis of Brownfields Cleanup Alternatives was available prior to the meeting online. The meeting started at 6:30pm and closed at 7:00pm. No one attended the meeting.

# South Norwalk Brownfields Cleanup Grant Discussion January 28, 2019

#### **Minutes**

Susan Sweitzer, Norwalk Redevelopment Agency's Senior Project Manager, hosted a meeting on January 28, 2019 at Norwalk City Hall. The meeting was public noticed on Norwalk's web site, as is customary practice (see attached). The application narrative and Analysis of Brownfields Cleanup Alternatives was available prior to the meeting online. The meeting started at 6:30pm and closed at 7:00pm. No one attended the meeting.

# FY 2019 EPA Brownfields Cleanup Grant South Norwalk Railroad Station 30 Monroe Street Intent to file an Application Monday, January 28, 2019 6:30pm Public Comment on Application Narrative Draft & Analysis of Brownfields Cleanup Alternatives

Please print clearly as this information will be used to communicate any project addenda

Name	E-mail
Susan Sweityer	SShleitzer a norwalker, org

OMB Number: 4040-0004 Expiration Date: 12/31/2019

Application for Federal Assistance SF-424							
* 1. Type of Submissi	ion:	⊠ N∈	* 2. Type of Application:  * If Revision, select appropriate letter(s):  New				
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* 3. Date Received: 01/31/2019		4. Applicant Identifier:					
5a. Federal Entity Ide	5a. Federal Entity Identifier:  5b. Federal Award Identifier:						
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Title:							
Organizational Affiliation:							
* Telephone Number: 203-854-7810, x. 46791 Fax Number:							
*Email: ssweitze	er@norwalkct.o	rg					

Application for Federal Assistance SF-424		
* 9. Type of Applicant 1: Select Applicant Type:		
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Type of Applicant 3: Select Applicant Type:		
* Other (specify):		
* 10. Name of Federal Agency:		
Environmental Protection Agency		
11. Catalog of Federal Domestic Assistance Number:		
66.818		
CFDA Title:		
Brownfields Assessment and Cleanup Cooperative Agreements		
* 12. Funding Opportunity Number:		
EPA-OLEM-OBLR-18-07		
* Title:		
FY19 GUIDELINES FOR BROWNFIELDS CLEANUP GRANTS		
13. Competition Identification Number:		
Title:		
14. Areas Affected by Project (Cities, Counties, States, etc.):		
Add Attachment Delete Attachment View Attachment		
* 15. Descriptive Title of Applicant's Project:		
Norwalk Brownfields Cleanup Grant Application		
Attach supporting documents as specified in agency instructions.		
Add Attachments Delete Attachments View Attachments		

Application for Federal Assistance SF-424					
16. Congressional	Districts Of:				
* a. Applicant	T-004 * b. Program/Project CT-004				
Attach an additional li	ist of Program/Project Congressional Districts if needed.				
	Add Attachment Delete Attachment View Attachment				
17. Proposed Proje	ect:				
* a. Start Date: 07/	* b. End Date: 06/30/2022				
18. Estimated Fund	ling (\$):				
* a. Federal	500,000.00				
* b. Applicant	100,000.00				
* c. State	0.00				
* d. Local	0.00				
* e. Other	0.00				
* f. Program Income					
* g. TOTAL	600,000.00				
* 19. Is Application	Subject to Review By State Under Executive Order 12372 Process?				
	ion was made available to the State under the Executive Order 12372 Process for review on				
	ubject to E.O. 12372 but has not been selected by the State for review.				
c. Program is no	ot covered by E.O. 12372.				
	nt Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)				
Yes	⊴ No				
If "Yes", provide ex	planation and attach				
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21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)  ** I AGREE  ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.					
Authorized Representative:					
Prefix:	* First Name: Susan				
Middle Name:					
* Last Name: Swei	itzer				
Suffix:					
*Title: Senior Project Manager for Development					
* Telephone Number: 203-854-7810, x. 46791 Fax Number:					
* Email: ssweitzer@norwalkct.org					
* Signature of Authori	ized Representative: susan sweitzer * Date Signed: 01/31/2019				